

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Agricultural / Conservation or Green belt use to Residential use in Sy.No.250/P, 251, 302/P, 303, 304, 305, of Thummaloor (V) Maheshwaram (M), Ranga Reddy District to an extent of 277513.19 sq.mts / Ac.68-23 Gts - Confirmation of Draft Variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 105**

**Dated: 09-08-2024.  
Read the following:-**

1. From the MC, HMDA, Lr.No:060979/SMD/CLU/U6/HMDA/17052023, Dated:12.09.2023.
2. Minutes of CLU Committee held on .09.2023.
3. Govt. Memo No. 13339/Plg.I(1)/2023, Dated:05.10.2023.
4. From M.C., HMDA, Lr.No.060979/SMD/CLU/U6/HMDA/17052023, Dated:30.10.2023.
5. Govt. Letter No. 13339/Plg.I(1)/2023, Dated:07.11.2023
6. From M.C., HMDA, Lr.No. 060979/SMD/CLU/U6/HMDA/17052023, Dated. 28.12.2023.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, issued in Government Memo 3<sup>rd</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.200, Dated: 11.10.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant have remitted conversion / Change of Land Use Charges of Rs. 4,16,26,979/- (Rupees Four Crores Sixteen Lakhs Twenty Six Thousand Nine Hundred and Seventy Nine Only) i.e., Rs.26,979/- vide Challan No.2109, Dated 23.11.2023, Rs. 40,00,000 vide Challan No.2121, dt:24.11.2023, Rs.40,00,000 vide Challan No.2153, dt:29.11.2023, Rs. 50,00,000 vide Challan No.2151, dt: 29.11.2023, vide Rs. 50,00,000 vide Challan No. 2149, dt: 29.11.2023, Rs.36,00,000 vide Challan No. 2173, dt: 01.12.2023, Rs. 50,00,000 vide Challan No.2175, dt: 01.12.2023, Rs. 50,00,000 vide Challan No. 2174, dt 01.12.2023, Rs.50,00,000 vide Challan No.2150, Dt: 29.11.2023 & Rs.50,00,000 vide Challan No. 2176, dt: 01.12.2023. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section

P.T.O.

### VARIATION

The site in Sy.No.250/P, 251, 302/P, 303, 304, 305, of Thummaloor (V), Maheshwaram (M), Ranga Reddy District to an extent of 277513.19 sq.mts / Ac.68-23 gts, which is presently earmarked for Agricultural / Conservation or Green belt use in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as Residential use, subject to the following conditions:

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

### SCHEDULE OF BOUNDARIES

North : Vacant land and existing cart track road varying from 25 to 30 feet.  
South : Vacant land.  
East : Existing 100 feet wide BT approach Road (Proposed 60 mtrs Master Plan road).  
West : Vacant land and 40 feet gravel road.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Ranga Reddy District.  
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER